

IMPACT OF RESIDENTIAL DEVELOPMENTS ON WW-P SCHOOLS

Projected Residential Developments in
West Windsor and Plainsboro

WEST WINDSOR TOWNSHIP

Approval Granted or Pending

Princeton Theological Seminary

- **SENDING PATH: MH – Vil – GMS - HSS**
- 443 apartments (.84 student yield). Projected 372 students.
 - Zoned appropriately.
 - Concept plan to WW Township in August 2016.
 - Anticipated approval by Summer 2017.
 - Students expected by 2019

Maneely Property: (Toll Brothers)

- **SENDING PATH: MH – ViI – GMS – HSS**
- Toll Brothers has proposed a mixed-use development at Bear Brook Road and old Bear Brook Road in West Windsor- a site sometimes known as 'the Maneely property'.
 - 51 townhouses (.5 student yield) – 27.5 students
 - 40 apartments (.52 student yield) – 23.92 students
 - PROPOSED – 192 extended stay suites.
 - 72 apartment units for Project Freedom. = 50 # of students
 - Approval granted.
 - Students expected by 2018.

Ellsworth Center

SENDING PATH: **MH – Vil – GMS – HSS** or **MH – Vil – CMS - HSN**

- Location: Corner of Cranbury and Princeton-Hightstown Roads
- 20 apartments (.52 student yield) – 12.48 students
- Township approved the mixed-use site plan in December 2013
- Approval granted.
- Students by 2018.

PLAINSBORO TOWNSHIP

Princeton Forrestal Village

SENDING PATH:

WC – MR – CMS - HSN

- 394 new housing units will be developed by Lincoln Equities Group.
 - **Location:** College Road West along the west side of Princeton Forrestal Village.
 - 394 multi-family residential units. Ground breaking is expected in spring 2016. Units will be in three and four story buildings.
 - The approval includes 20 studios, 229 one-bedroom, 135 two-bedroom and 10 three-bedroom units. 50 of the units will be designated Council on Affordable Housing (COAH) units.
 - Developer projections anticipate 58 school age children at full build out.

Property	Status	Estimated Timeline	# of Units	Types of Units	# of Projected Students	Sending Path - Elem.	Sending Path - Upper Elem.	Sending Path - MS	Sending Path - HS
Woodstone (Princeton Theological Seminary)	Concept Plan submitted (Approval expected by June 2017)	Sept. 2019	443 Apartments	Apartments	372	MH	Vil	GMS	HSS
Maneely Property (Toll Brothers)	Approved	Breaking ground in Spring 2017. Sept. 2018	51 Townhouses; 40 Apartments;	Apartments and Townhouses	50+	MH	Vil	GMS	HSS
Maneely Property (Toll Brothers)	Approved	Breaking ground in Spring 2017. Sept. 2018	72 Project Freedom (similar project in Hopewell - student yield 58)	Apartments and Townhouses	50+	MH	Vil	GMS	HSS
Elsworth Center	Approved	Sept. 2018	20 Apartments	Apartments	12	MH	Vil	GMS/CMS	HSS/HSN
			West Windsor	SUBTOTAL	484				
Forrestal Village (Plainsboro)	Approved	Groundbreaking Spring 2016	229 one-bedroom, 135 two-bedroom and 10 three-bedroom	Apartments and Commercial	58	WC	MR	CMS	HSN
			Plainsboro	SUBTOTAL	58				
			WW-P	TOTAL	542				

COUNCIL ON AFFORDABLE HOUSING (COAH)

Council on Affordable Housing (COAH)

- Last month, the New Jersey Supreme Court released a unanimous decision (6-0), ruling that the state's municipalities have an obligation to provide affordable housing for residents for the period from 1999-2015.
- We do not know yet how this will impact West Windsor or Plainsboro
 - We are waiting for further clarification from the respective township councils.

WEST WINDSOR

Determinations Pending

Ellsworth II

SENDING PATH: TBD

- 9.12.14 – Pereira Investment Corp brought forward a proposal to increase 45,582 sq. ft. of residential uses.
- Back to the drawing board between Pereira Investment Corp and the WW Site Plan Advisory Review Board (SPRAB)
- Currently discussing options with township officials.
- Utilization TBD.

Transit Village

SENDING PATH: MH – Vil – GMS - HSS

- New Developer in negotiations
- 350-Acre property
- 800 units as Transit Oriented Development
 - 12 ½% set aside by court order for Affordable Housing
- Potential for owner/developer to request the township to cut down the number of units but the builder would want bigger units which would yield more students

Transit Village

- The proposed project is a mixed-use development with 800 housing units and 100,000 square feet of retail space.
- New students generated (224) were determined using a pupil rate of .28 per housing type. This figure was generated based upon testimony of Mr. Katz at the West Windsor Township Council Redevelopment Finance Committee held on April 10, 2008.
- Expect students by 2020

Transit Village Projections:

- Average yield in townhouses is 0.50, range is 0.18 – 0.85
- Transit Village could yield as low as 16-80 children if similar to other TOD's (0.02 – 0.10 children per unit)
- However, if similar to other WW locations such as Windsor Haven (0.28) or Canal Pointe (0.40) Transit Village could yield as high as 224 – 320 students.

Lowes Center

- **SENDING PATH: MH – Vil – GMS - HSS**
 - Developer – Garden Homes
 - 650 Apartments of which 25% are Affordable Units
 - Potential 4 Phases
 - No approvals but in the West Windsor Township COAH Application
 - Progress and impact will depend on court certification on COAH number
 - Potential Impact 2021

Thompson Property

SENDING PATH: DN – Vil – GMS - HSS

- Old Trenton Road next to new Mosque
- 150 Townhomes
- No approvals but in the WW Township COAH Application
- Progress and impact will depend on court certification on COAH number

HOWARD HUGHES PROPERTY





Howard Hughes Property

- Location: 658-Acre site along Quakerbridge Road, Clarksville Road and Route 1.
- Former American Cyanamid site.
- Owner – Howard Hughes Corporation
- Currently zoned for ROM – 1, Research, Office Manufacturing – allows for office, research and development and limited manufacturing uses.
- 47 dilapidated and deteriorating buildings on the site.

Howard Hughes Property

Potential Usages:

- Mixed Use (HHC has stated phases will be market-driven)
 - Residential
 - Retail
 - Integrating Office Spaces
 - Hotel
 - Community Amenities
 - Lofts
 - Empty Nesters
 - Large Family Homes
 - 55 +
 - Commercial

Howard Hughes Property

Size Comparisons:

- Property is 10 times the size of Quakerbridge Mall
- 3 times the size of Carnegie Center – potentially 7 /8 million Sq. Ft.
- Potentially 243-Acres of Wetland and community lands
- 100-Acres Woodland/Wetlands/Trails
- Potentially 115Acres for Community Services
- Potentially allows for 300-Acres of build-out

Howard Hughes Property

Timelines/Consideration:

- NJ Transit Connections
 - Route 1
 - Quakerbridge Road
- Train Station
- D&R Commission
- Wetlands
- Mercer County Park
- Department of Environmental Protection

Howard Hughes by the #'s

- Concept Plan submitted 2/10/17
- 927 Apartments
- 353 Townhomes
- 460 Single Family Homes
- 236 Age-Restricted Homes
- TOTAL – 1,976
- TOTAL SENDING SCHOOL AGE CHILDREN – 1,740

Howard Hughes – Questions

1. What will be the determination of the Township Council and/or Planning Board?
2. How many phases will there be?
3. How many units in each phase?
4. How many bedrooms per unit?
5. What is the anticipated timing of approvals?
6. Will the Howard Hughes Corporation provide land for the development of a school?
7. Will the Howard Hughes Corporation develop a school on donated property?
8. If so, what will be the grade configuration of the school? What is the greater impact on the district's grade level configurations?

WWP News Article – 2.17.17

- Mayor Hsueh stated, “The town’s main interests are open-space preservation, a good traffic plan, and improved bus service.”
- Mayor Hsueh stated “20 – 50 year buildout.”
 - Howard Hughes has indicated a different timeline.
 - “Once approved, Howard Hughes would then have to apply for preliminary and final site plan approvals. Meister says construction would likely be done in three phases over a 15-year period.” – Trenton Times 2.20.17
- Howard Hughes stated in the concept plan, “there is a positive net annual impact to the municipality and regional school district at each phase of the projected build-out.”

Concept Plan Estimate by Howard Hughes

- 588 to 988 public school children
- Estimated 4,551 residents

Preliminary District Analysis on Howard Hughes Property

Total of Low Range		742	Assumes .37 Apartment, .18 Townhomes and .73 SFH
Total of Average Range		1132	Assumes .52 Apartments, .5 Townhomes and 1.03 for Single Family Housing
Total with High Range		1579	Assumes 1.29 for Single Family Housing, .74 for Apartments and .85 Townhomes
			(If Apartments match .84 for Princeton Terrace the total # of students increases to 1679)

HOWARD HUGHES WEBSITE

TOGETHER WE CAN



Continue West
Windsor's educational
excellence



Turn a blighted
industrial site into a
valuable community
asset



Create a real town
center that fosters a
sense of community



Generate jobs,
economic growth and
tax benefits

PLAINSBORO TOWNSHIP GROWTH

Plainsboro Growth

- COAH Obligation of 100 units that must be addressed.

WW-P CONSIDERATIONS

WW-P Considerations

- District Impacts:
 - Immediate concern – impact on Maurice Hawk, Village, Grover Middle School and High School South
 - School paths and district structure.
 - Purchase property
 - Expansion at multiple schools?
 - Will we need a referendum for a school or multiple schools?

CALCULATION OF IMPACT

Formula for Condominiums, Townhouses and Apartments by Stan Katz

	# of Units Proposed	Low Range	# of Students	High Range	# of Students
Condominiums and/or Townhouses, and developments that contain Affordable housing Units		.35		.7	
Condominiums and/or Townhouses, and does not contain Affordable housing Units		.3		.5	
Apartments, and developments that contain Affordable housing Units		.3		.5	
Apartments and does not contain Affordable housing Units		.2		.2	

West Windsor Formula for Single Family Homes, Condominiums, Townhouses and Apartments (Demographic Study)

West Windsor		Low Range	Average	High Range	
Single Family Homes			.73		
Condominiums and/or Townhouses		.18	.50	.85	
Apartments		.37	.52	.74	

Demographic Study: West Windsor:

- Single Family Homes:

- Homes built in the late 1990's to mid -2000s ranged between 1.03 – 1.29 children per home.
- Average student yield in Single Family Homes = .73

Apartments:

- Average yield is 0.52, range is 0.37 – 0.74

Townhomes:

- Average yield is .5, range is .18 - .85

Plainsboro Formula for Single Family Homes, Condominiums, Townhouses and Apartments (Demographic Study)

Plainsboro		Low Range	Average	High Range	
Single Family Homes			.88		
Condominiums and/or Townhouses		.23	.49	.93	
Apartments		.18	.24	.50	

Demographic Study: Plainsboro

Single Family Homes

- Average student yield in Single Family homes is at 0.88.
- Homes built in the late 1990's to mid-2000's ranged between 1.05 – 1.31 children per home.

Apartments:

- Average yield is 0.24, range is 0.18 – 0.50

Townhomes:

- Average yield is 0.49, range is 0.23 – 0.93.

Impact of Residential Developments on WW-P Schools

**Projected Residential Developments in
West Windsor and Plainsboro**

**Town Center, Wicoff and Millstone River PTA Meeting
September 26, 2017**

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WEST WINDSOR

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COUNCIL ON AFFORDABLE HOUSING (COAH)

Council on Affordable Housing (COAH)

- West Windsor COAH Obligation:
 - Fair Share Housing Center (FSHC) claims the number to be 1976.
 - Court Appointed Affordable Housing expert has assigned 1001.
 - The determination current lies with the Judge ruling on the case.
 - This determination will finalize the WW Township COAH obligation.
- Plainsboro COAH Obligation:
 - Settled with Dey Road property of 101 units.
- Important to note the difference in philosophical approach to WW and Plainsboro for COAH with respect to residential impact. (Integrated housing vs. separated housing)

PLAINSBORO TOWNSHIP

DETERMINATIONS PENDING

Plainsboro Growth

- COAH Obligation of 101 units.
 - Dey Road
 - Phase 1 – 71 units
 - Phase 2 – 30 units

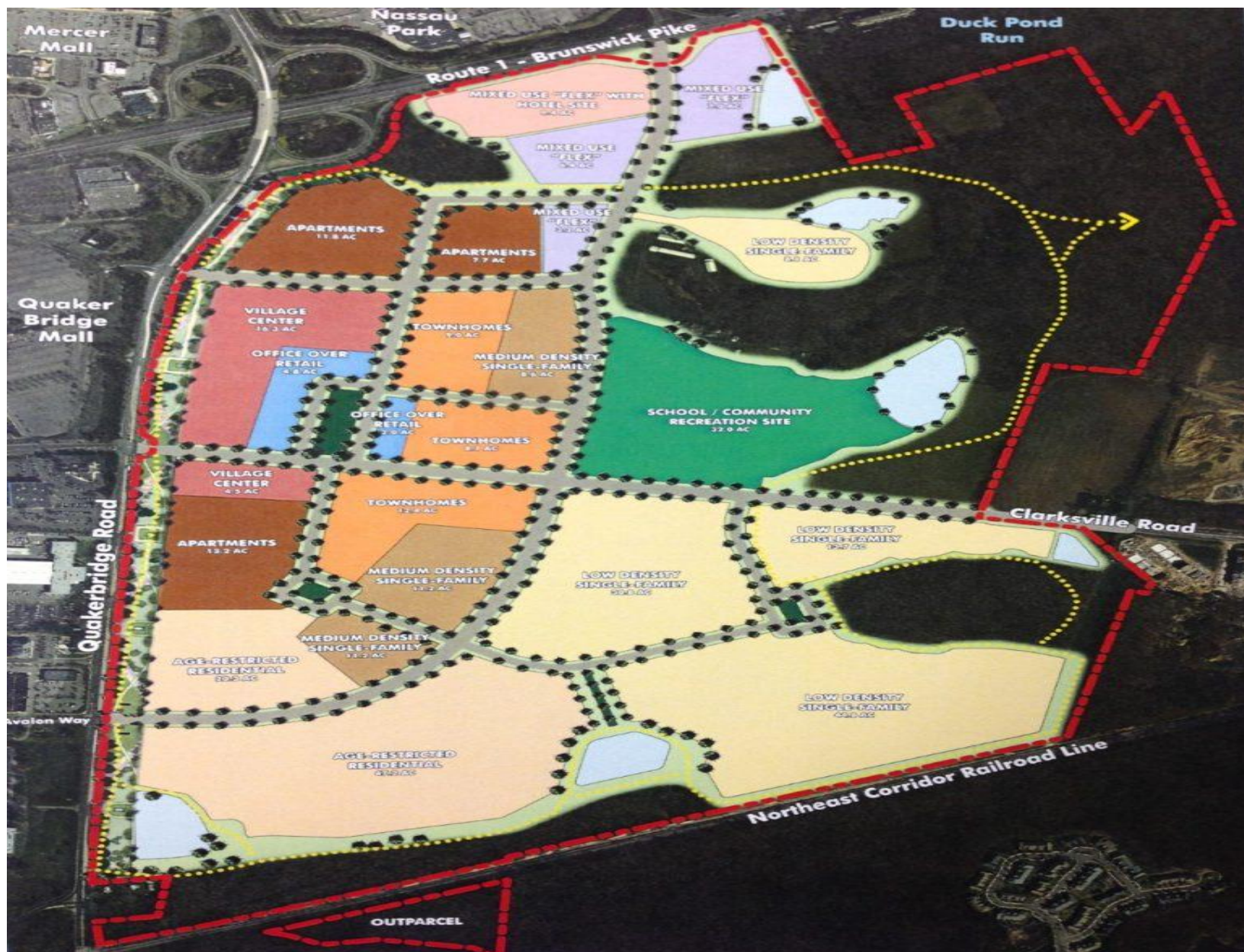
HOWARD HUGES PROPERTY: WEST WINDSOR

HOWARD HUGHES PROPERTY



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RESIDENTIAL DEVELOPMENT: WW-P Considerations

WW-P Considerations

- District Impacts:
 - Immediate concern – impact on Maurice Hawk, Village, Grover Middle School and High School South
 - School paths and district structure.
 - Purchase property?
 - Expansion at multiple schools?
 - Will we need a referendum or multiple referendums for a school or multiple schools?

Planning For Future Capacity



The Challenges

- Expected Dramatic Increase in Growth and Enrollment
- Impact - As Soon as 2018
- Tasks and Time Required
- Limited Expansion Options

The Realities

- Present facilities are at or near capacity.
- Class size pressure.
- Significant development expected.
- Short time frame.

Options- Pros and Cons

OPTION	PROS	CONS
Expand Existing Buildings	Land and building readily available Shorter construction time May avoid need for re-districting	Impact on core facilities, parking, traffic, etc. Impact on occupants during work Added capacity may be insufficient for needs
New Construction	Larger building can absorb larger population in one place Ability to design desired facility from ground up	Land acquisition process & cost Longer construction time Higher cost (site development cost may be high)

Options- Pros and Cons

OPTION	PROS	CONS
Retro-Fit Existing Non-District Owned Facility	May Reduce Construction Costs Shorter time duration to occupancy	Initial acquisition cost Adaptability to school use Appropriate exterior facilities such as parking, loop roads and fields

Maurice Hawk Elementary School

ADDITIONS AND ALTERATIONS TO MAURICE H. HAWK ELEMENTARY SCHOOL

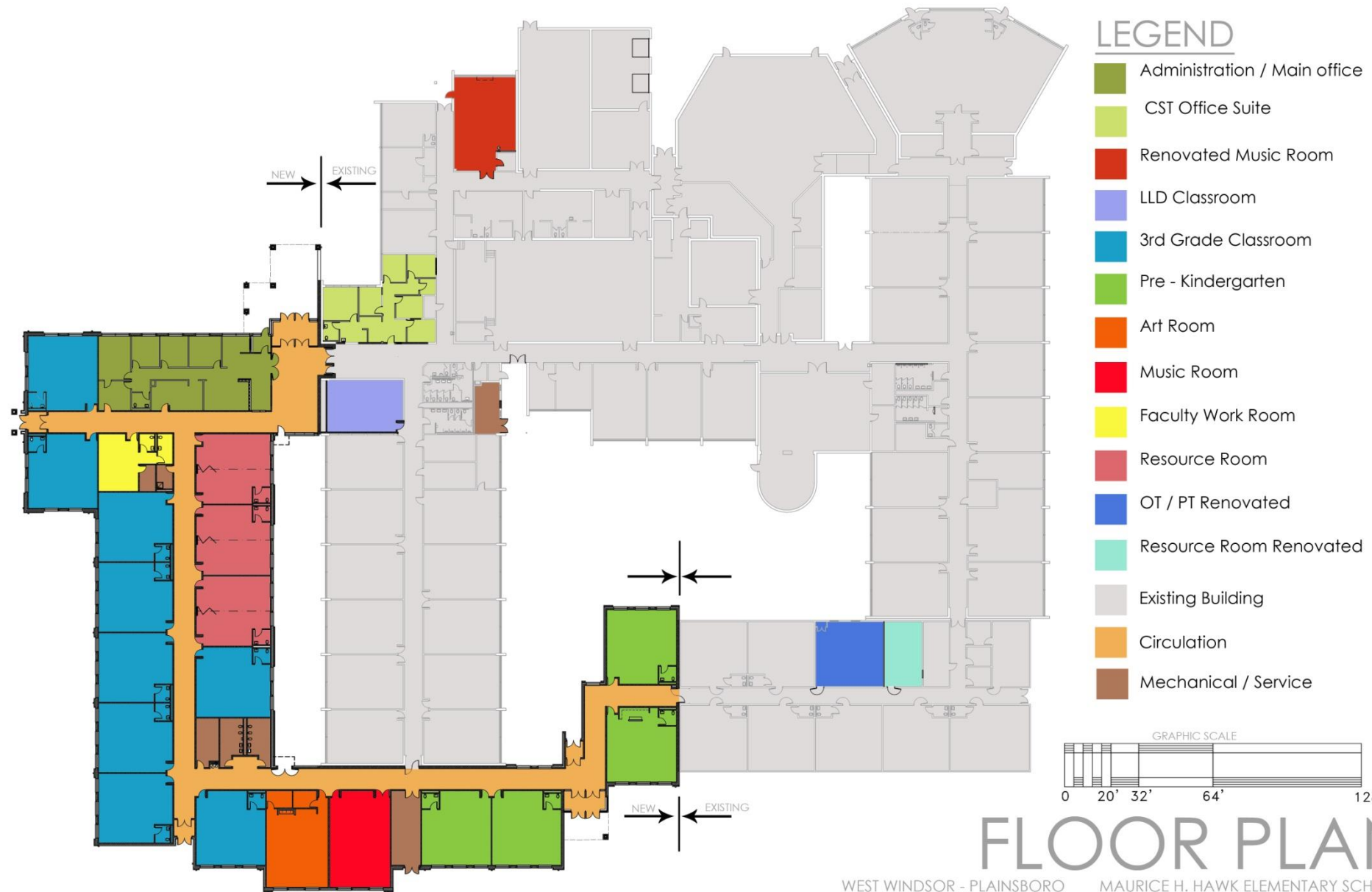
WEST WINDSOR – PLAINSBORO REGIONAL SCHOOL DISTRICT







SITE PLAN
WEST WINDSOR - PLAINSBORO MAURICE H. HAWK ELEMENTARY SCHOOL



E V E N T	D A T E
Complete Construction Documents- Underway	December 2017
Submit to NJDCA for Plan Review	December 2017
Receive NJDCA Plan Review Approval (Based Upon Anticipated Review Time)	February 2018
Advertise for Bids	February 2018
Bidding and Award, Procurement	March 2018 – June 2018
Start Construction	June 2018 Summer Recess
Complete Construction and Occupancy	August 2019

S C H E D U L E

Town Center Elementary School



**Town Center
School
Potential
Addition**

Two stories
8 Classrooms

\$3,700,000

Millstone River Elementary School

Millstone River Potential Expansion



Millstone River
School/
Community
Middle School-

Connecting
Addition?

Re-configure/
Program
Revisions?

Wicoff Elementary School

Wicoff School Potential Expansion



One Story-
6-8 Classrooms

Two Story-
12 – 16
Classrooms

Thomas Grover Middle School

Thomas Grover- Short Term- Address Grades 6-8 Capacity

One Story-

Six Classrooms, SGI
Rooms and Science
Lab

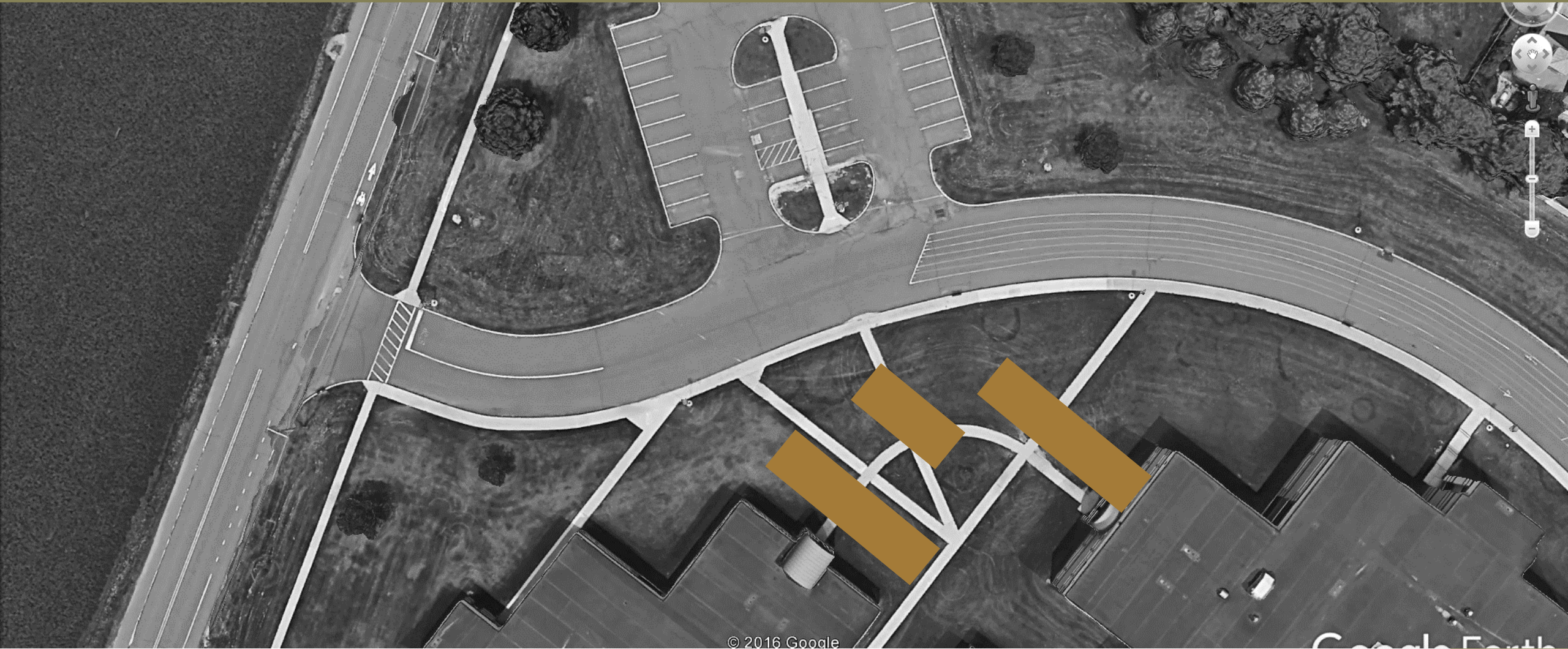
\$4.4M - \$4.8M

Two story-

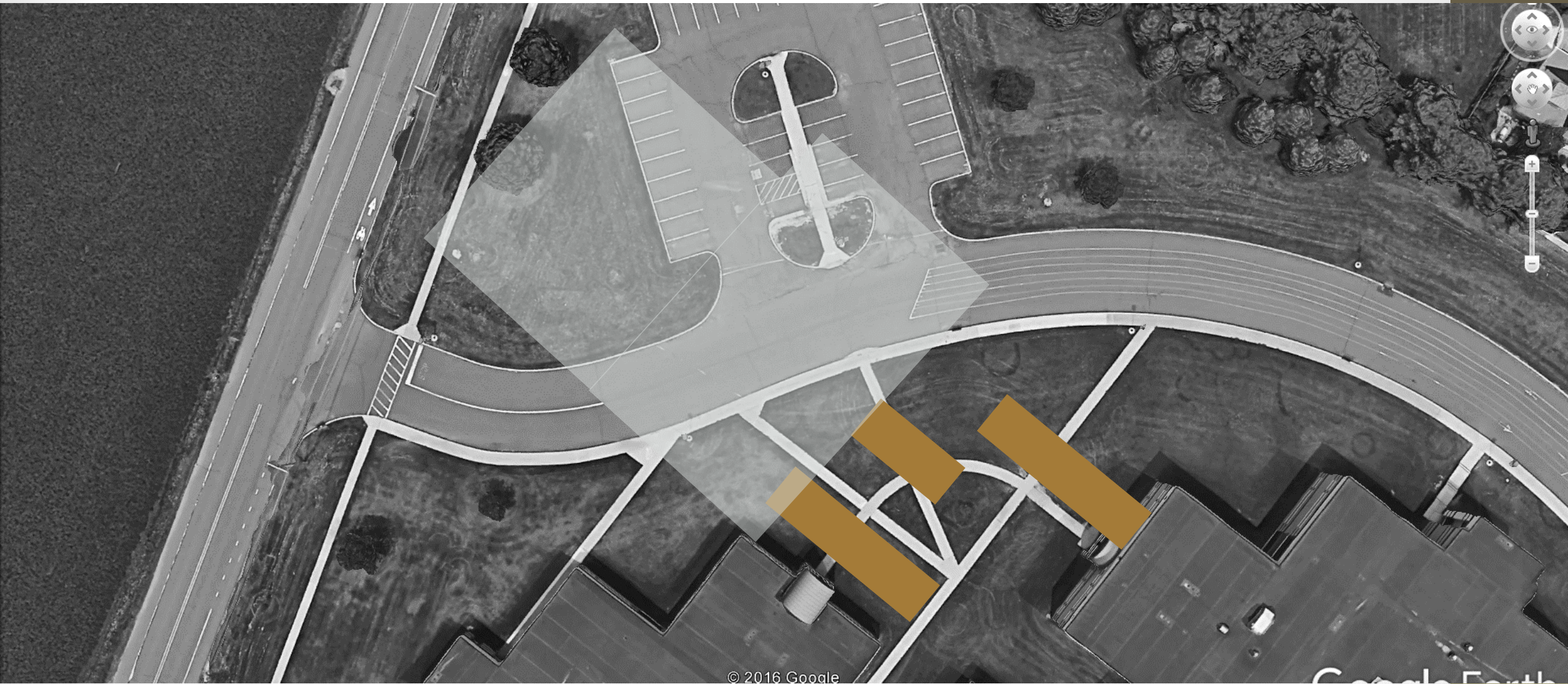
\$8.5M - \$8.8M



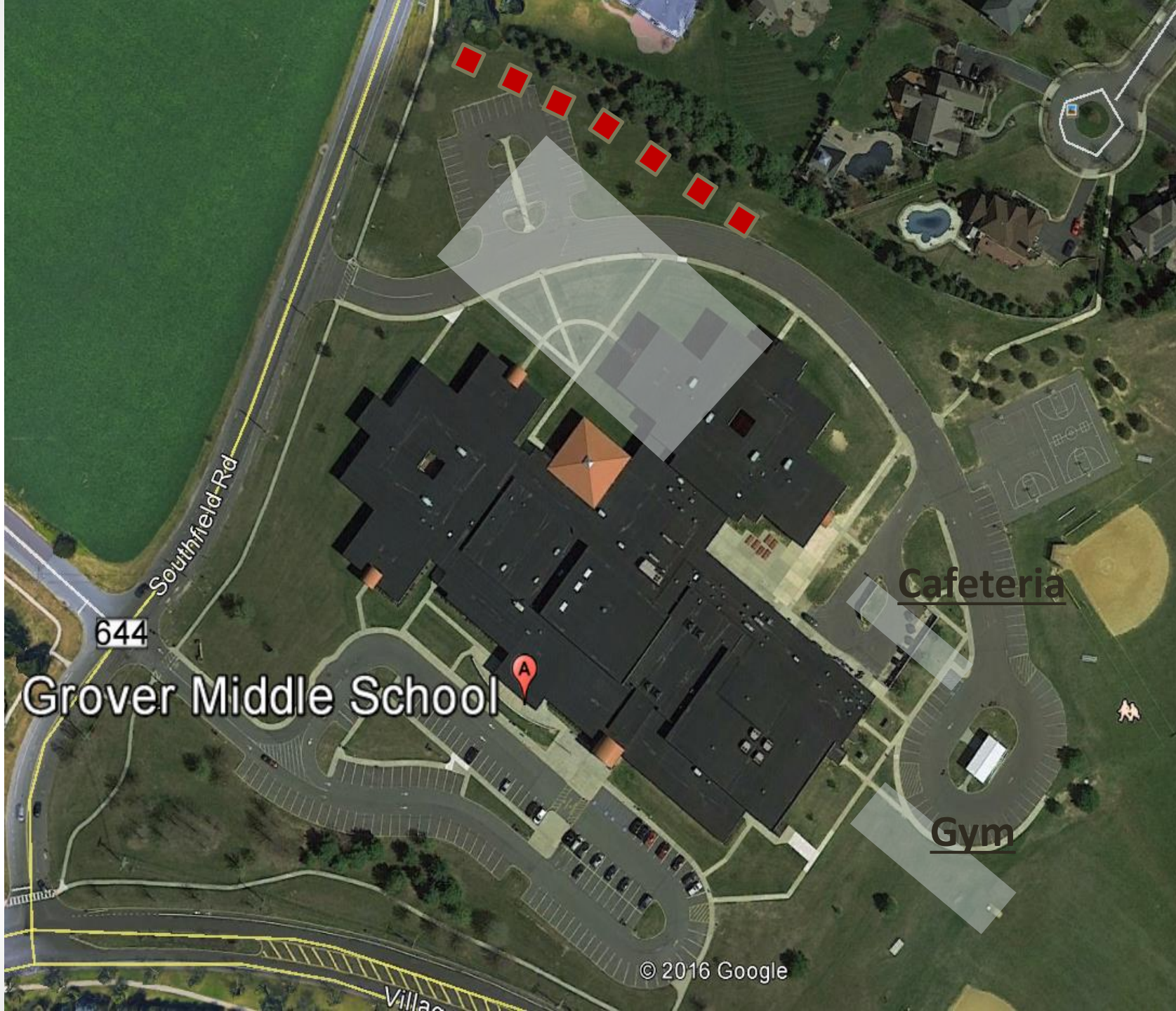
Thomas Grover- Short Term- Address Grades 6-8 Capacity



Thomas Grover MS- 8 Classroom Addition (One Story), 15 Classrooms (Two Story)



Thomas Grover MS- Phase 2 Expansion add to Phase 1 (Re-configure Road/Parking)



Thomas Grover
Full Build-Out

Re-route bus loop

Gym expansion
Café Expansion

Expanded parking
will be needed

High School South



West Windsor-Plainsboro - High School

**HS South
Potential
Expansion-
One or Two
Story**

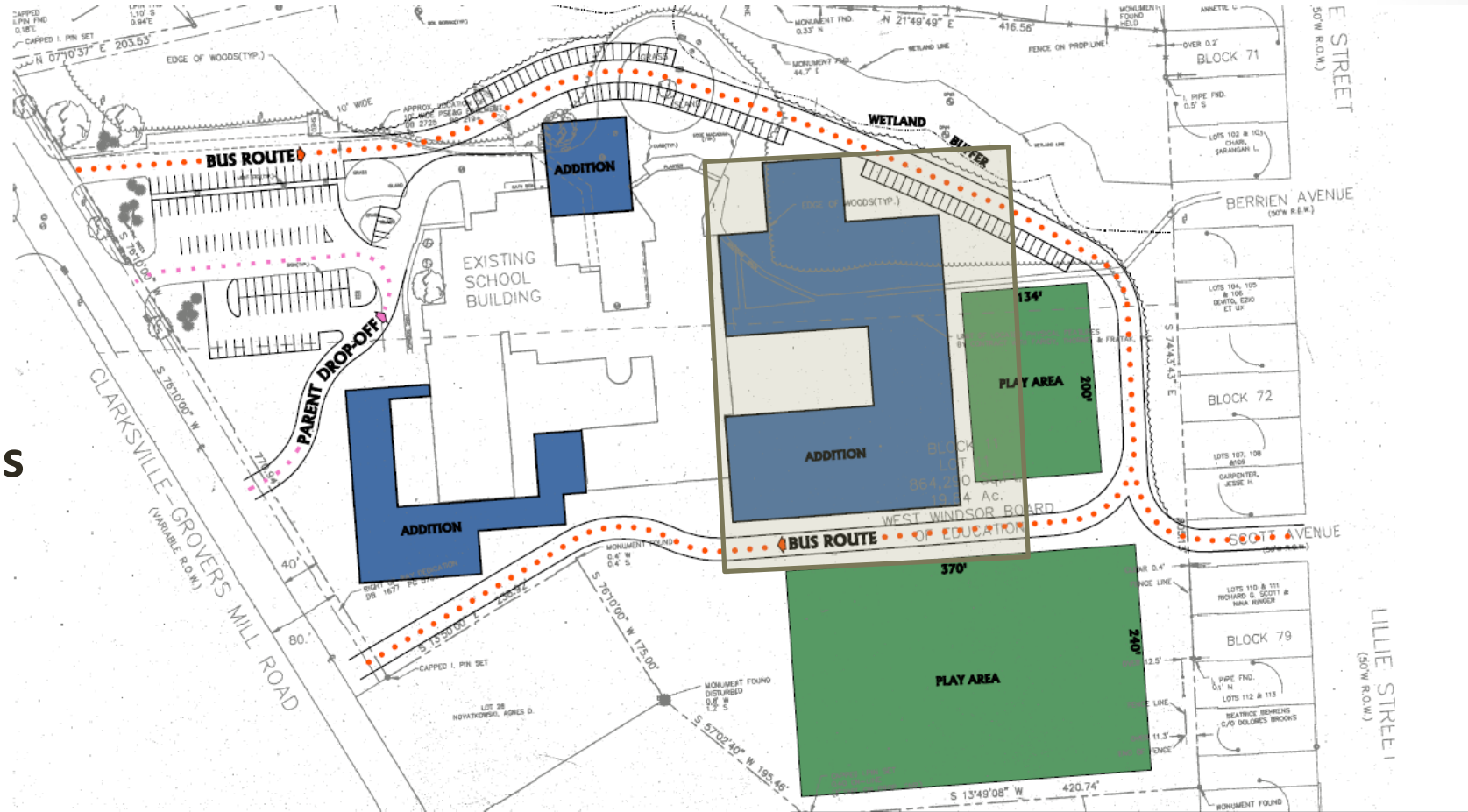
High School South Potential Expansion

Maurice Hawk – Phase 2

Maurice Hawk Phase 2- Address Longer Term 3-5 Yrs

POTENTIAL FULL BUILD OUT

Maurice Hawk
School Expansion
Phase 2-
One or Two Story
Building Addition
Up to 48 Classrooms
Art, Music, Dining,
Gym and
Administrative
Spaces
\$22,000,000 –
\$35,000,000



But Will It Be Enough?

High School North



North

**HS North
Potential
Expansion-
One or Two
Story**

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**Grover Middle School PTSA Meeting
October 16, 2017**

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Transit Village

- The proposed project is a mixed-use development with 800 housing units and 100,000 square feet of retail space.
- Expect students by 2020/2021

Transit Village Projections:

- Average yield in townhouses is 0.50, range is 0.18 – 0.85
- Transit Village could yield as low as 16-80 children if similar to other TOD's (0.02 – 0.10 children per unit)
- However, if similar to other WW locations such as Windsor Haven (0.28) or Canal Pointe (0.40) Transit Village could yield as high as 224 – 320 students.

Lowes Center

- **SENDING PATH:** **MH – Vil – GMS - HSS**
- Developer – Garden Homes
- 650 Apartments of which 25% are Affordable Units
 - Potential 4 Phases
- No approvals but in the West Windsor Township COAH Application.
- Progress and impact will depend on court certification on COAH number.
- Potential Impact 2021

Thompson Property

SENDING PATH: **DN – Vil – GMS - HSS**

- Old Trenton Road next to new Mosque
- 179 Townhomes
- No approvals but in the WW Township COAH Application.
- Progress and impact will depend on court certification on COAH number.
- Potential Impact TBD.

COUNCIL ON AFFORDABLE HOUSING (COAH)

Council on Affordable Housing (COAH)

- West Windsor COAH Obligation:
 - Fair Share Housing Center (FSHC) claims the number to be 1976.
 - Court Appointed Affordable Housing expert has assigned 1001.
 - The determination current lies with the Judge ruling on the case.
 - This determination will finalize the WW Township COAH obligation.
- Plainsboro COAH Obligation:
 - Settled with Dey Road property of 101 units.
- Important to note the difference in philosophical approach to WW and Plainsboro for COAH with respect to residential impact. (Integrated housing vs. separated housing)

PLAINSBORO TOWNSHIP

DETERMINATIONS PENDING

Plainsboro Growth

- COAH Obligation of 101 units.
 - Dey Road
 - Phase 1 – 71 units
 - Phase 2 – 30 units

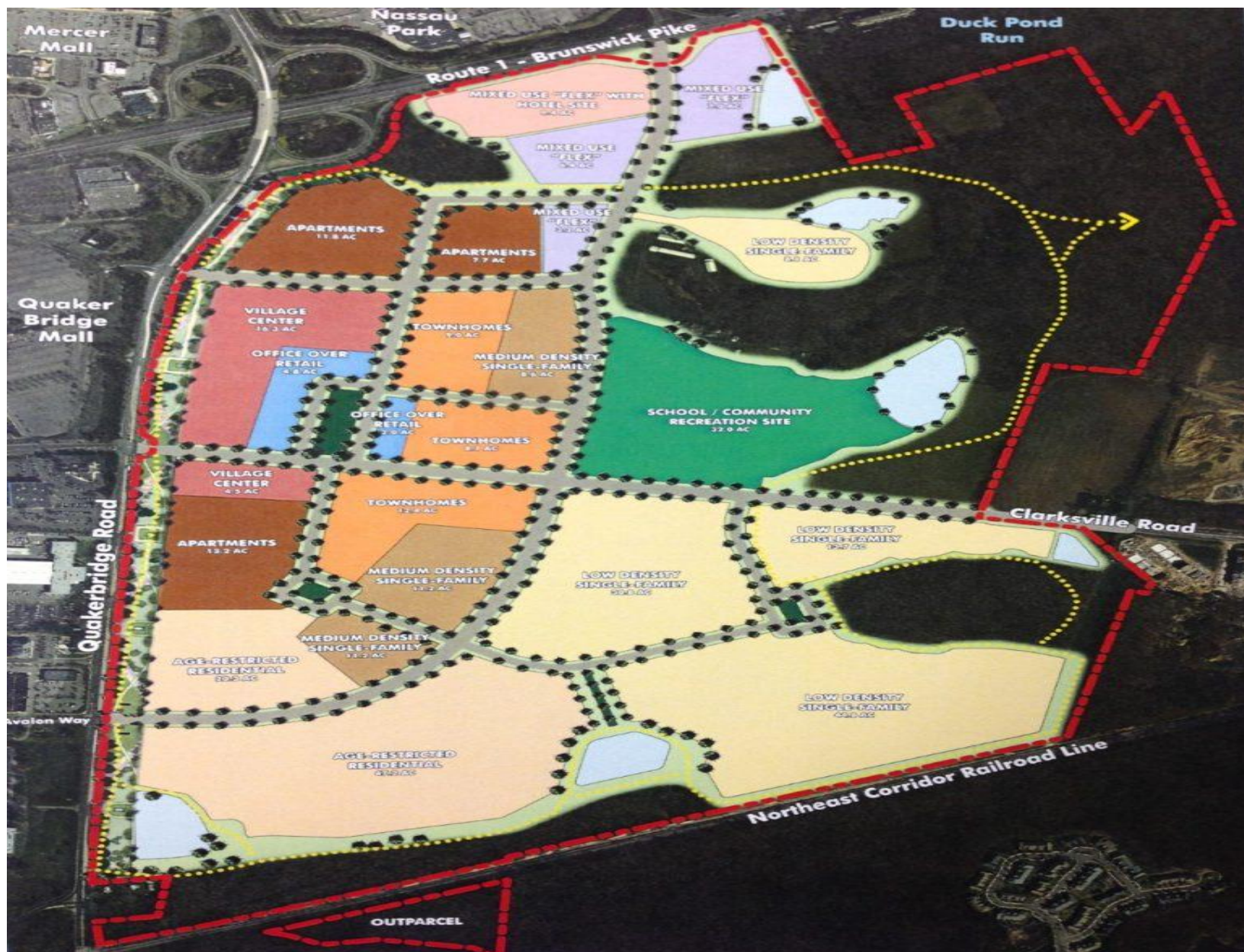
HOWARD HUGES PROPERTY: WEST WINDSOR

HOWARD HUGHES PROPERTY



Howard Hughes Property

- Location: 658-Acre site along Quakerbridge Road, Clarksville Road and Route 1.
- Former American Cyanamid site.
- Owner – Howard Hughes Corporation
- Currently zoned for ROM – 1, Research, Office Manufacturing – allows for office, research and development and limited manufacturing uses.
- 47 dilapidated and deteriorating buildings on the site.



Howard Hughes Property

Size Comparisons:

- Property is 10 times the size of Quakerbridge Mall
- 3 times the size of Carnegie Center – potentially 7 /8 million Sq. Ft.
- Potentially 243-Acres of Wetland and community lands
- 100-Acres Woodland/Wetlands/Trails
- Potentially 115Acres for Community Services
- Potentially allows for 300-Acres of build-out

Howard Hughes by the #'s

- Concept Plan submitted 2/10/17
- 927 Apartments
- 353 Townhomes
- 460 Single Family Homes
- 236 Age-Restricted Homes
- TOTAL – 1,976
- TOTAL SENDING SCHOOL AGE CHILDREN – 1,740

Concept Plan Estimate by Howard Hughes

- 588 to 988 public school children
- Estimated 4,551 residents

Preliminary District Analysis on Howard Hughes Property

Total of Low Range		742	Assumes .37 Apartment, .18 Townhomes and .73 SFH
Total of Average Range		1132	Assumes .52 Apartments, .5 Townhomes and 1.03 for Single Family Housing
Total with High Range		1579	Assumes 1.29 for Single Family Housing, .74 for Apartments and .85 Townhomes
			(If Apartments match .84 for Princeton Terrace the total # of students increases to 1679)

RESIDENTIAL DEVELOPMENT: WW-P Considerations

WW-P Considerations

- District Impacts:
 - Immediate concern – impact on Maurice Hawk, Village, Grover Middle School and High School South
 - School paths and district structure.
 - Purchase property?
 - Expansion at multiple schools?
 - Will we need a referendum or multiple referendums for a school or multiple schools?

Planning For Future Capacity



The Challenges

- Expected Dramatic Increase in Growth and Enrollment
- Impact - As Soon as 2018
- Tasks and Time Required
- Limited Expansion Options

The Realities

- Present facilities are at or near capacity.
- Class size pressure.
- Significant development expected.
- Short time frame.

Options- Pros and Cons

OPTION	PROS	CONS
Expand Existing Buildings	Land and building readily available Shorter construction time May avoid need for re-districting	Impact on core facilities, parking, traffic, etc. Impact on occupants during work Added capacity may be insufficient for needs
New Construction	Larger building can absorb larger population in one place Ability to design desired facility from ground up	Land acquisition process & cost Longer construction time Higher cost (site development cost may be high)

Options- Pros and Cons

OPTION	PROS	CONS
Retro-Fit Existing Non-District Owned Facility	May Reduce Construction Costs Shorter time duration to occupancy	Initial acquisition cost Adaptability to school use Appropriate exterior facilities such as parking, loop roads and fields

Maurice Hawk Elementary School

ADDITIONS AND ALTERATIONS TO MAURICE H. HAWK ELEMENTARY SCHOOL

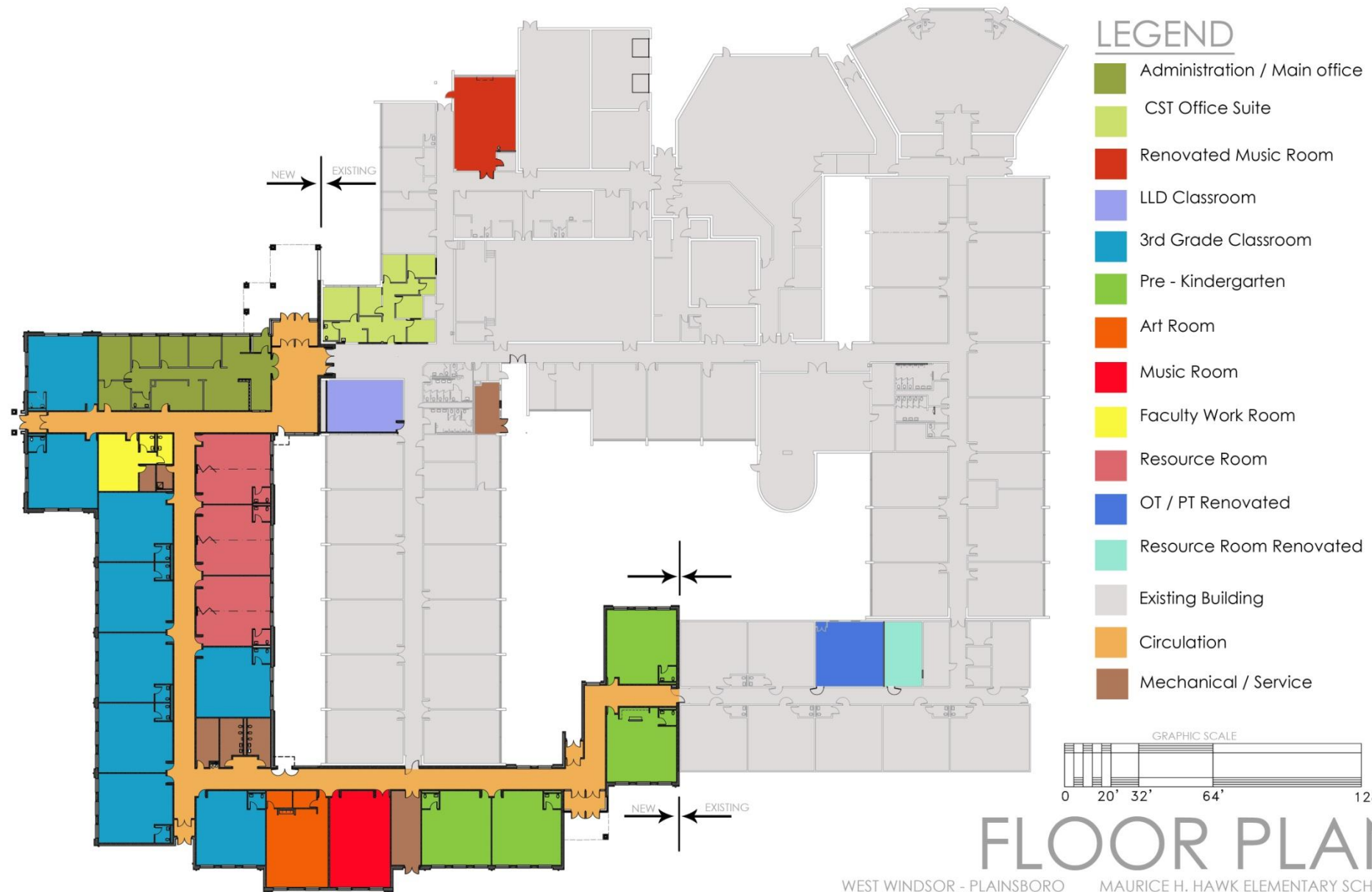
WEST WINDSOR – PLAINSBORO REGIONAL SCHOOL DISTRICT







SITE PLAN
WEST WINDSOR - PLAINSBORO MAURICE H. HAWK ELEMENTARY SCHOOL



E V E N T	D A T E
Complete Construction Documents- Underway	December 2017
Submit to NJDCA for Plan Review	December 2017
Receive NJDCA Plan Review Approval (Based Upon Anticipated Review Time)	February 2018
Advertise for Bids	February 2018
Bidding and Award, Procurement	March 2018 – June 2018
Start Construction	June 2018 Summer Recess
Complete Construction and Occupancy	August 2019

S C H E D U L E

Thomas Grover Middle School

Thomas Grover- Short Term- Address Grades 6-8 Capacity

One Story-

Six Classrooms, SGI
Rooms and Science
Lab

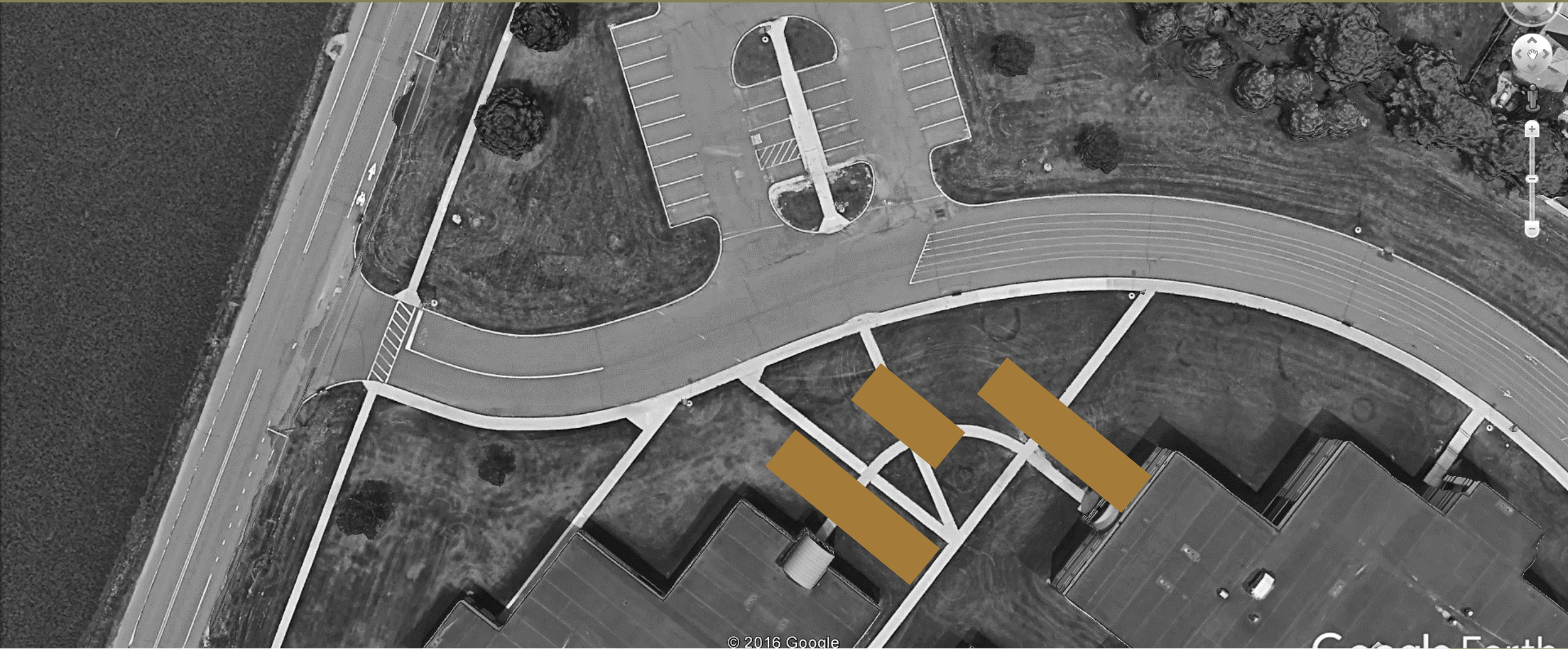
\$4.4M - \$4.8M

Two story-

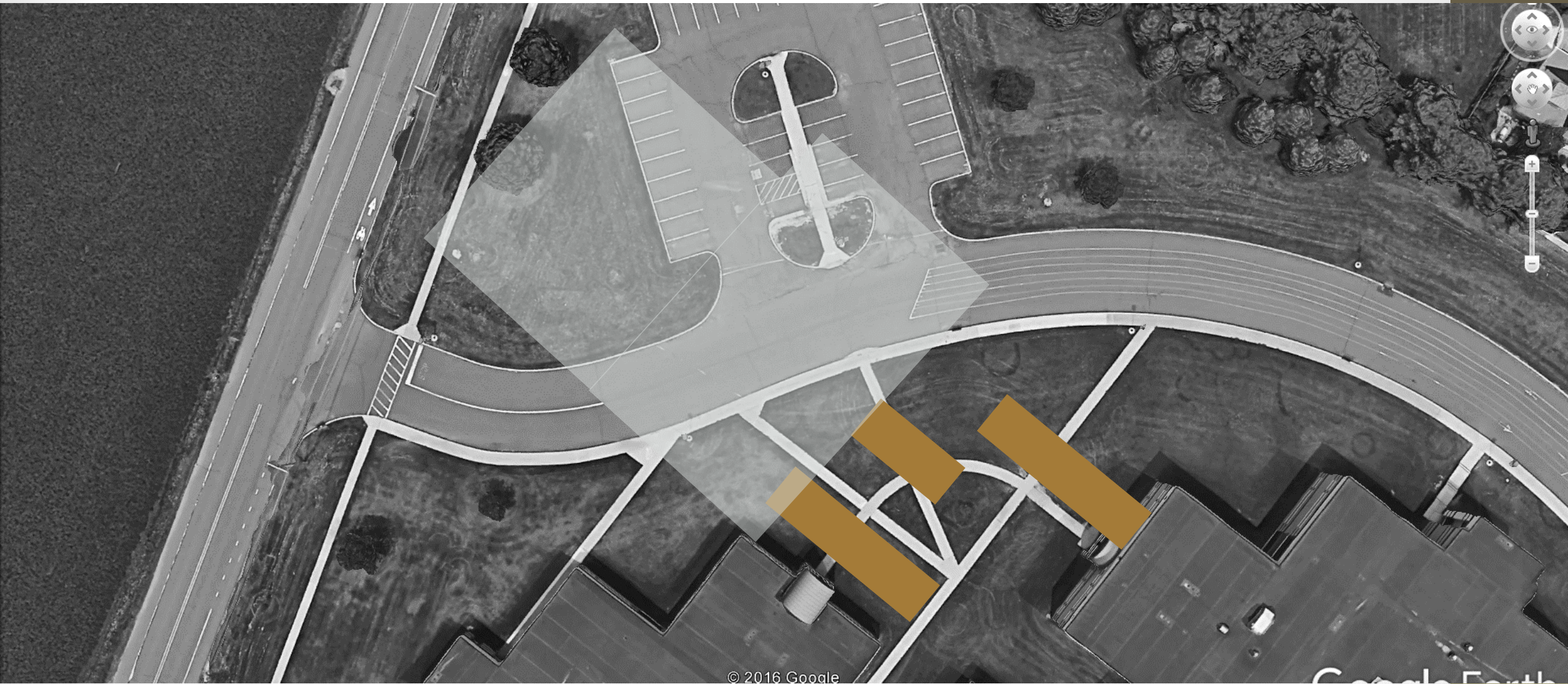
\$8.5M - \$8.8M



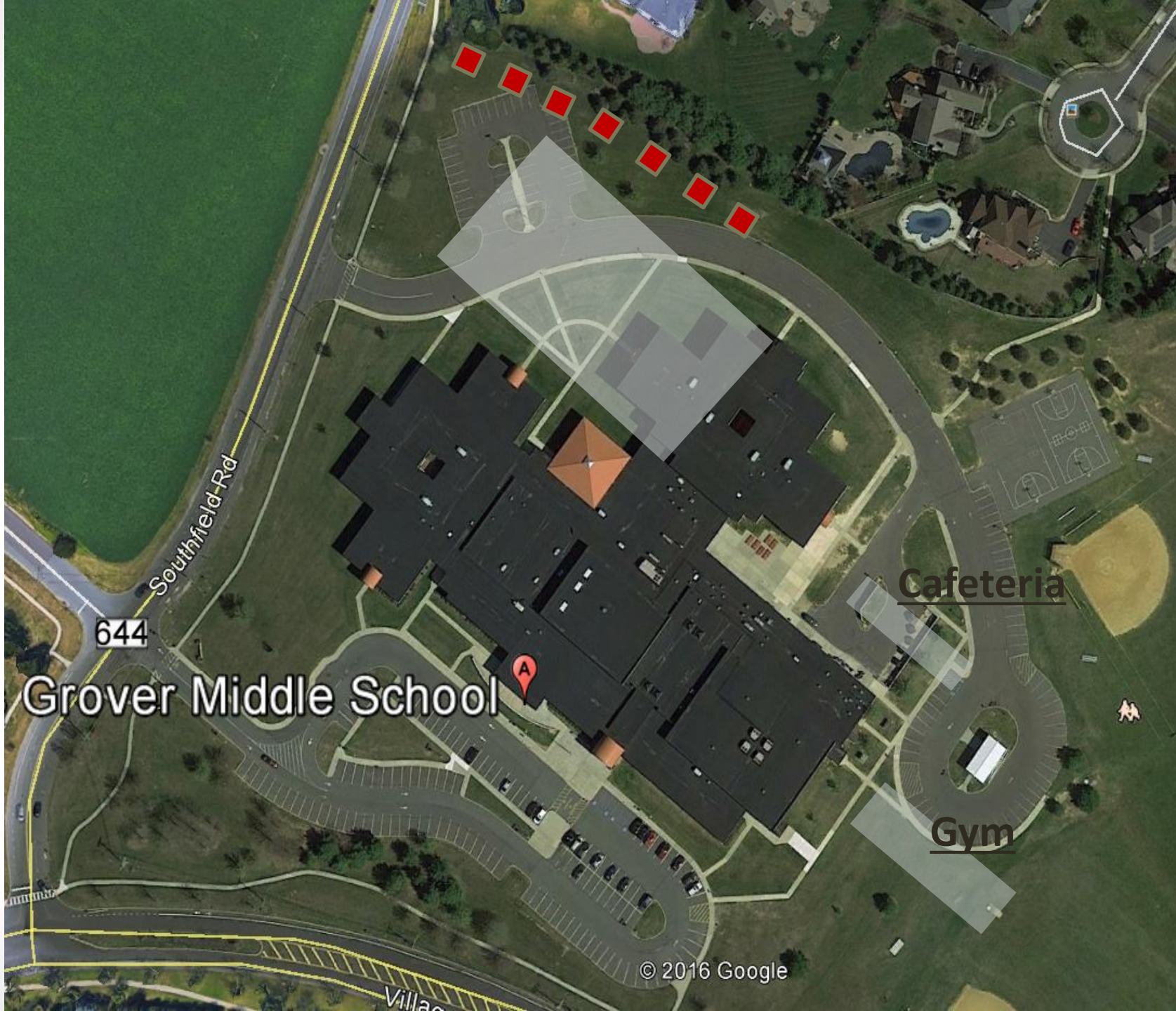
Thomas Grover- Short Term- Address Grades 6-8 Capacity



Thomas Grover MS- 8 Classroom Addition (One Story), 15 Classrooms (Two Story)



Thomas Grover MS- Phase 2 Expansion add to Phase 1 (Re-configure Road/Parking)



Thomas Grover
Full Build-Out

Re-route bus loop

Gym expansion
Café Expansion

Expanded parking
will be needed

High School South



West Windsor-Plainsboro - High School

**HS South
Potential
Expansion-
One or Two
Story**

High School South Potential Expansion

Town Center Elementary School



**Town Center
School
Potential
Addition**

Two stories
8 Classrooms

\$3,700,000

Millstone River Elementary School

Millstone River Potential Expansion



Millstone River
School/
Community
Middle School-

Connecting
Addition?

Re-configure/
Program
Revisions?

Wicoff Elementary School

Wicoff School Potential Expansion



One Story-
6-8 Classrooms

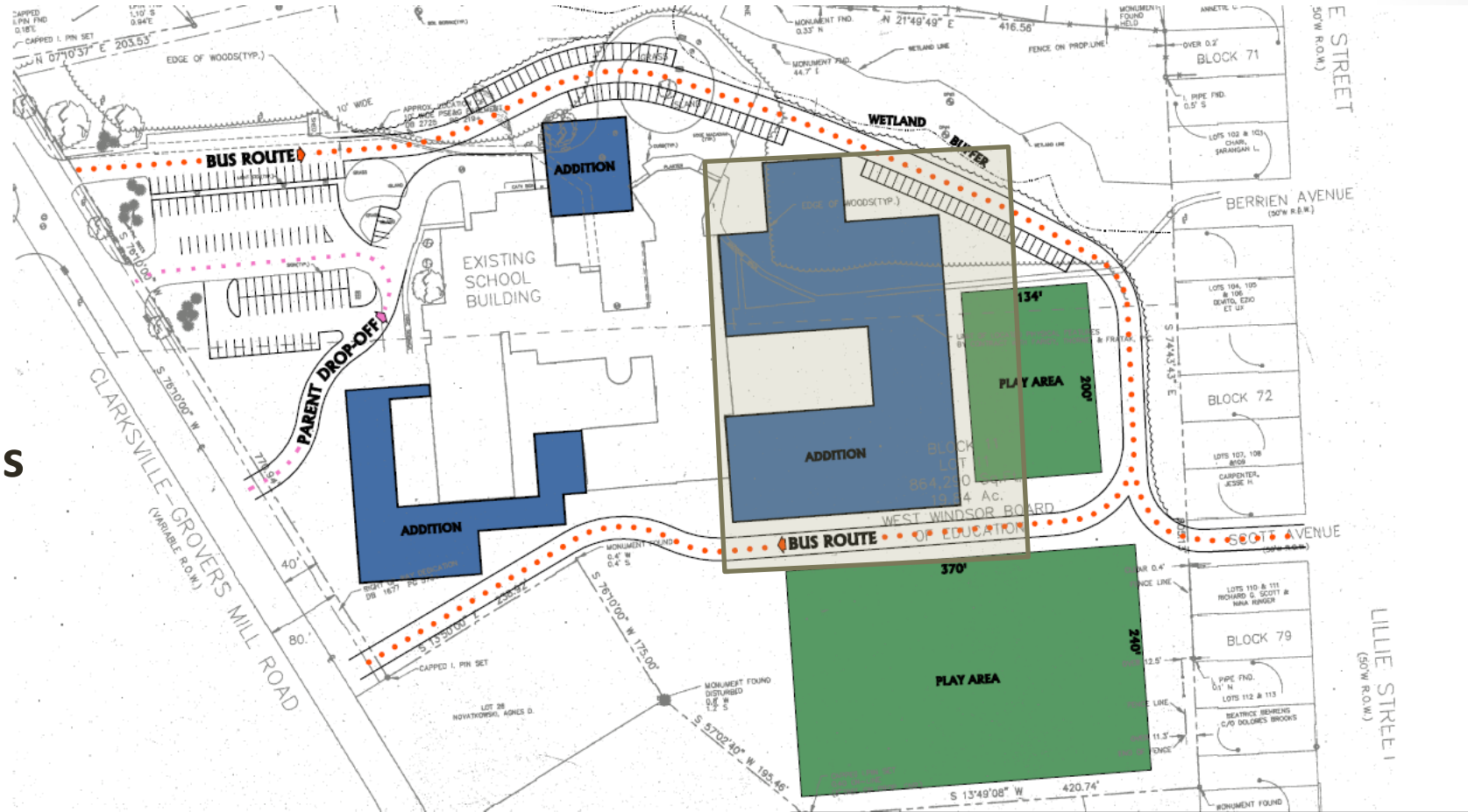
Two Story-
12 – 16
Classrooms

Maurice Hawk – Phase 2

Maurice Hawk Phase 2- Address Longer Term 3-5 Yrs

POTENTIAL FULL BUILD OUT

Maurice Hawk
School Expansion
Phase 2-
One or Two Story
Building Addition
Up to 48 Classrooms
Art, Music, Dining,
Gym and
Administrative
Spaces
\$22,000,000 –
\$35,000,000



But Will It Be Enough?

High School North



North

**HS North
Potential
Expansion-
One or Two
Story**